



# MIAMI BEACH

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OFFICE OF THE CITY MANAGER

NO. LTC # 281-2007

## LETTER TO COMMISSION

TO: Mayor Matti H. Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: December 17, 2007

SUBJECT: Shuttered or boarded-up properties on Ocean Terrace

During the October 17, 2007 Commission meeting, Commissioner Libbin stated that at some point he would like to refer to the Land Use and Development Committee a discussion regarding the properties which are shuttered or boarded-up on Ocean Terrace. Following is a description of recent activities concerning Ocean Terrace by the Planning Department and the Neighborhood Services Department.

The Code Compliance Division has issued citations for property maintenance violations on 7400 and 7420 Ocean Terrace. The property owner of 7400 Ocean Terrace is currently in the process of repairing the deteriorated front balcony (where the window is shuttered), to be followed by repainting the entire building. The vacant, boarded-up building is 7420 Ocean Terrace. This owner was cited on 10/26/07 for failure to comply with the required recertification of buildings 40-years old, Miami Dade County Ordinance Section 8-11(f).

The Planning Department held two Ocean Terrace workshops with the Planning Board, one on June 27, 2006 and another on May 22, 2007. These workshops resulted from questions raised by the Planning Board and North Beach residents concerning why the area has failed to revitalize, in light of its excellent oceanfront location. Research by the Planning Department, as well as discussions during the workshops, resulted in the following conclusions.

### Opportunities

- Oceanfront location
- Attractive streetscape with wide sidewalks
- Parks on north and south ends of the street
- Historic Art Deco and MiMo architecture
- Mixed-Use Entertainment (MXE) zoning

### Impediments:

- Lack of critical mass of businesses combined with lack of visibility to vehicular and pedestrian traffic makes it difficult for restaurants and shops to survive
- St. Tropez condo tower with vacant ground floor space creates "dead" zone along the 7300 block
- Oceanfront location drives up expectation of land value that exceeds realistic development potential
- Existing historic buildings are not configured for ocean views and modern conveniences
- 50-ft lots under individual ownership
- Land owners unwilling to invest in rehabilitation and/or unwilling to sell to investors who wish to assemble larger sites

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- Lack of an alley to gain service access and/or construction access to the rear of properties
- Uncertainty over redevelopment opportunities due to the design review process with the Historic Preservation Board
- High concentration of homelessness, drug dealing and intoxicated loiterers in the area

Goal:

As the only beachfront street in North Beach, the shared vision for Ocean Terrace is for it to become a low-key destination for residents and visitors, a place for eating, drinking, meeting people, where you can buy beach-related goods and services, a place with a comfortable, casual flow of pedestrians and a place to host community events.

Possible Actions to Promote Revitalization

- Construct the Beachwalk along the east side of Ocean Terrace to bring people and activity to the street (in process)
- Complete installation of the Wayfinding Signage System to improve visibility of the street (in process)
- Physical improvements and programming for Bandshell Park and Altos Del Mar Park (in process)
- Code enforcement (ongoing)
- Increase enforcement efforts on vagrancy and illegal activities
- Upgrade the level of street lighting
- Develop a weekend arts and crafts market on the west sidewalk
- Locate temporary portable food service kiosks with tables and chairs in the plazas on the north and south ends of Ocean Terrace
- Waive fees for sidewalk café permits
- Offer special Right-of Way Permits to existing uses to place tables, chairs and umbrellas on the sidewalk without food service
- Encourage additional special events similar to Festival of the Arts.
- Enhance the connections between Ocean Terrace and Collins Avenue (73, 74, 75 Streets) with wider sidewalks, sidewalk cafes and storefronts.
- Improve the adjacent commercial district on Collins Avenue (see LTC #249-2007)
- Encourage dedication of land for a service alley
- Require commercial uses on the ground floor facing Ocean Terrace
- Create incentives to attract an anchor tenant that could attract other restaurants and commercial activity
- Adopt design guidelines for partial demolition and new additions to historic buildings to reduce the uncertainty for investors in the design review process

With regard to the last action item, the Planning Department held a workshop with the Historic Preservation Board on April 10, 2007, and reached an agreement in principle on design guidelines that would permit demolition of the rear portion of buildings in order to construct new rear additions that could take advantage of unused FAR and ocean views. Practically speaking, this opportunity can only be realized if several lots can be aggregated into one development site. This is illustrated in the attachment. Individual buildings could theoretically take advantage of the one story addition permitted in the existing code, but it would be extremely difficult due to limited construction access.

Attachments

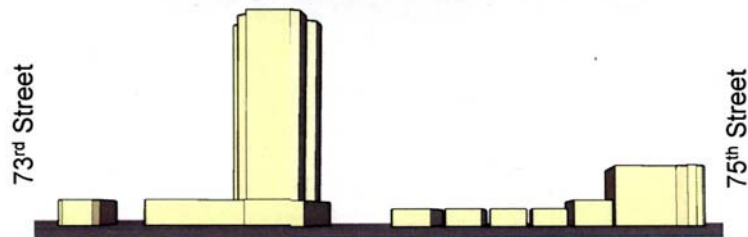
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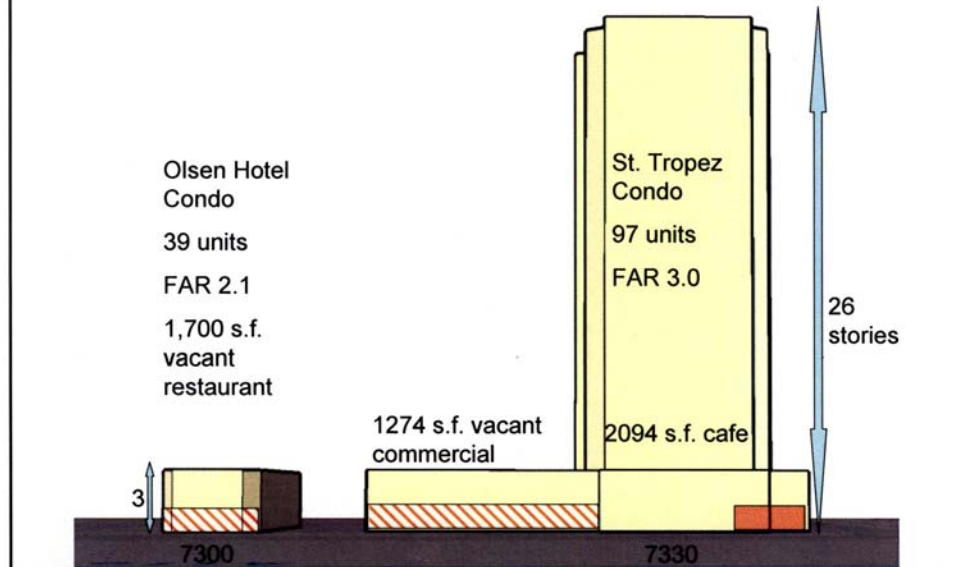
## Ocean Terrace



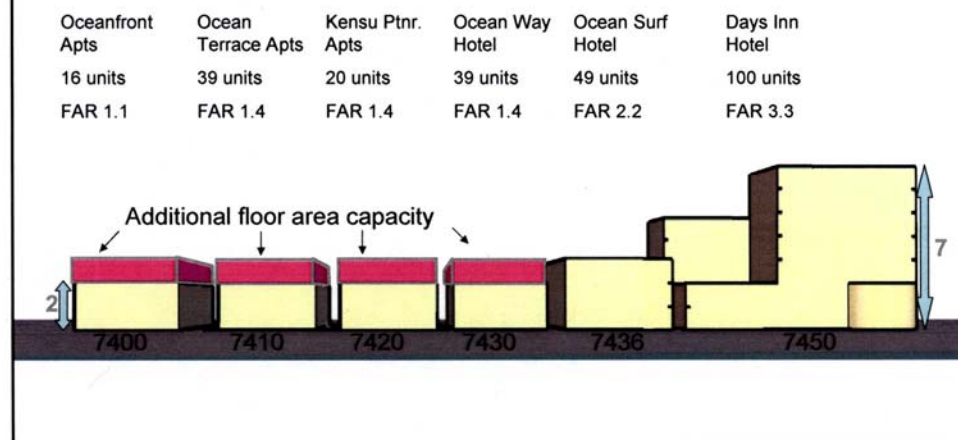
## Existing Zoning



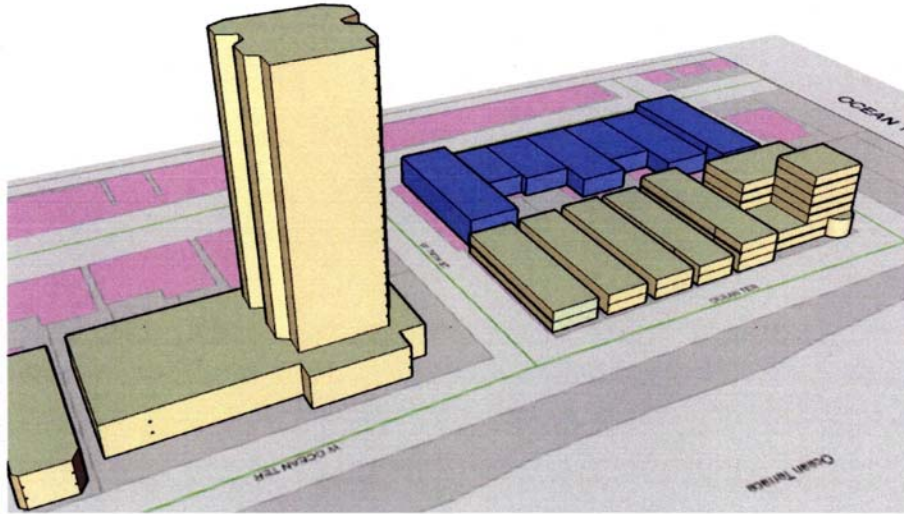
## South Block (73<sup>rd</sup>-74<sup>th</sup> St.)



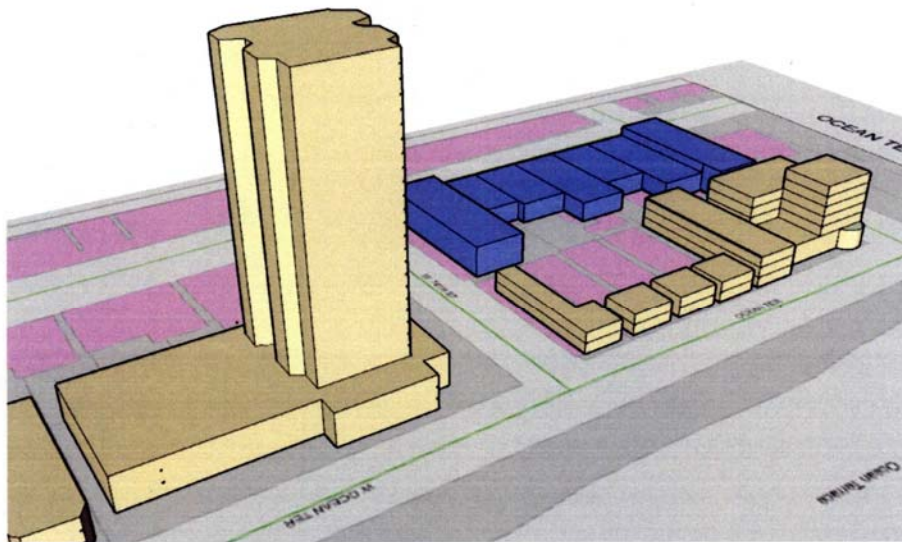
## North Block (74<sup>th</sup> – 75<sup>th</sup> St.)



## Ocean Terrace - Existing Development

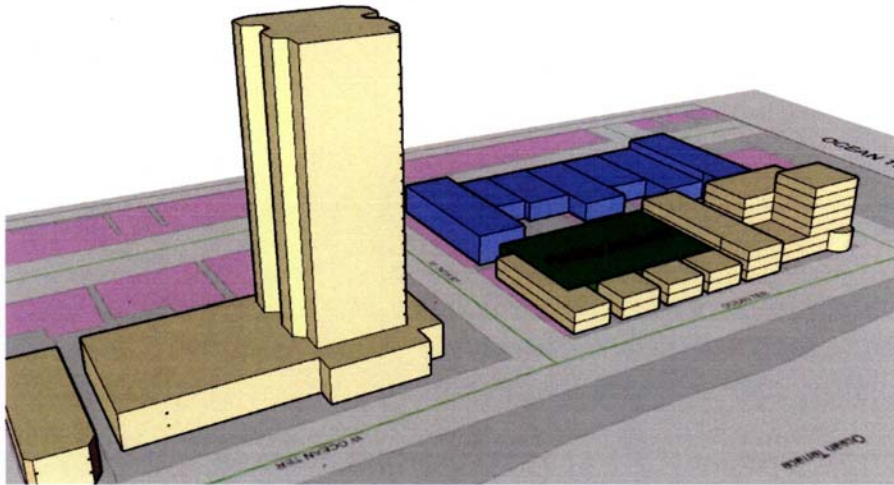


## Proposed guidelines – partial demolition



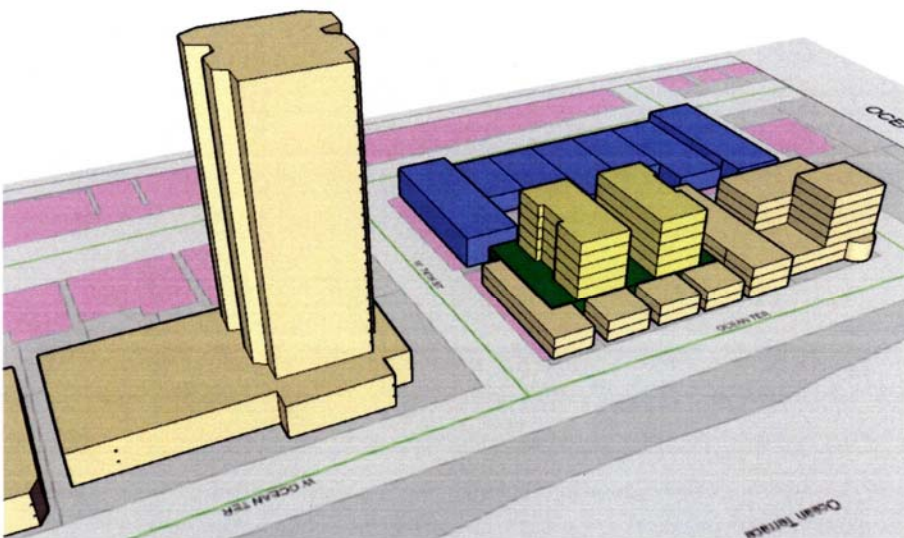


## Demolition with Rear Parking Pedestal



## New Towers on Parking Pedestal

Maximum Height 75 feet and maximum FAR 2.0



Commissioner Libbin regarding Ocean Terrace stated that at some point he would like to refer to the Land Use and Development Committee a discussion regarding the properties which are shuttered or boarded up on Ocean Terrace.

Jorge Gomez, Planning Director, stated that he would get him some information about what the Planning Board is doing relative to Ocean Terrace.

Wayne Pathman, Pathman and Lewis spoke.

Tom Mooney, Planning Department, spoke.

Daniel Veitia, spoke about the Golden Sands Hotel.

Bill Farkas, MDPL Executive Director, spoke.

**12:20:50 p.m.**

**R5R Ocean Front Height Requirements - Architectural District**

An Ordinance Amending The Land Development Regulations Of The Code Of The City Of Miami Beach, By Amending Chapter 142, "Zoning Districts And Regulations," Article II, "District Regulations," By Amending Division 3, "Residential Multifamily Districts," By Amending Subdivision V, "RM-3 Residential Multifamily High Intensity," To Modify The Maximum Building Height Requirements For Properties Located In The Architectural District; Providing For Repealer, Codification, Severability And An Effective Date. **First Reading.**

(Planning Department)

**ACTION: Ordinance approved on First Reading.** Motion made by Commissioner Gross; seconded by Commissioner Steinberg; Ballot vote: 6-0; Absent: Commissioner Cruz. Second Reading and Public hearing scheduled for December 12, 2007. R. Parcher to notice. Lilia Cardillo to place on the Commission Agenda. **Jorge Gomez to handle.**